

**IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.**

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: June 16, 2010



TIFFANY & BOSCO
P.A.

**2525 EAST CAMELBACK ROAD
SUITE 300**

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Randolph J. Haines

**RANDOLPH J. HAINES
U.S. Bankruptcy Judge**

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Attorneys for Movant

10-10849

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Jose A. Arnaud and Luisa M. Arnaud
Debtors.

Wells Fargo Bank, N.A.
Movant,

vs.

Jose A. Arnaud and Luisa M. Arnaud, Debtors,
Russell A. Brown, Trustee.

Respondents.

No. 2:10-BK-10033-RJH

Chapter 13

ORDER

(Related to Docket #23)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated November 23, 2007 and recorded in the office of
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Jose A.
4 Arnaud and Luisa M. Arnaud have an interest in, further described as:

5 LOT 27, BLOCK 2, AVIATION HOMESITES, ACCORDING TO BOOK 31 OF MAPS, PAGE
6 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.
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